56

BOOK 10024 PG 653

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **15th** day of **April, 1996** by and between

KEVIN C. JONES , unmarried
hereinafter referred to as Grantor, and

DARYL L. JAMES ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF W.L. HAMILTON'S SUBDIVISION OF BLOCK NO. 9 OF THE HAMILTON LAND, AS OF RECORD IN BOOK 421 PAGE 91 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 9 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF HAMILTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 462 1/2 FEET TO AN ALLEY

BEING ALL THE SAME PROPERTY CONVEYED TO KEVIN C. JONES BY DEED FROM JUDY G. HUGHES BERRYHILL AND BILLY JOE BERRYHILL OF RECORD IN BOOK 5309 PAGE 362 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Kevin C. Jones
KEVIN C. JONES

96 APR 23 PM 3:51
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01714297

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10024 PG 654

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **KEVIN C. JONES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **April, 1996**.

Notary Public

Commission Expiration: 3-25-1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$44,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

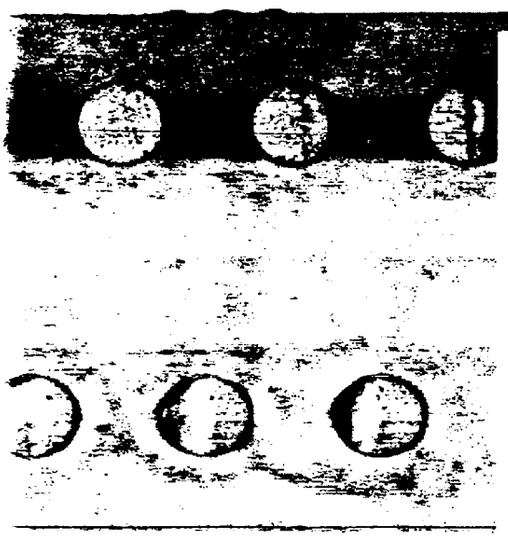
Affiant

Subscribed and sworn to before me this **15th** day of **April, 1996**.

Notary Public

Commission Expiration: 3-25-1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	DARYL L. JAMES 617 HAMILTON AVENUE NASHVILLE, TN 37203	617 HAMILTON AVENUE NASHVILLE, TN 37203 MAP PARCEL NUMBER 105-7-242



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10024 PG 655

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 171.80
				CHECK 171.80
			04/23/96 01	15:55 0001 3637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174297
IDENTIF. # REFERENCE

96 APR 23 PM 3:51

REGISTER
DAVIDSON COUNTY, TN.

No. 1031565